041.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	256,200 / 256,200
					USE VALUE:	256,200 / 256,200
					ASSESSED:	256,200 / 256,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON	
Owner 2:		
Owner 3:		
Street 1:	252 MASS AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CUSATO ROSE M/TRUSTEE -
Owner 2:	RAWSON ROAD REALTY TRUST -
Street 1:	10 STRAWBERRY LANE
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2995 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.000	128,100		128,100	256,200
Total Card	0.000	128,100		128,100	256,200
Total Parcel	0.000	128,100		128,100	256,200

Source: OverRide | Total Value per SQ unit /Card: 85.56 | /Parcel: 85.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27848
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3405!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	114	FV	128,100	0	.	128,100	256,200	256,200	Year End Roll	12/18/2019
2019	114	FV	128,100	0	.	128,100	256,200	256,200	Year End Roll	1/3/2019
2018	104	FV	68,200	5300	4,500.	344,100	417,600	417,600	Year End Roll	12/20/2017
2017	104	FV	63,900	5300	4,500.	299,700	368,900	368,900	Year End Roll	1/3/2017
2016	104	FV	63,900	5300	4,500.	255,300	324,500	324,500	Year End	1/4/2016
2015	104	FV	56,800	5300	4,500.	249,800	311,900	311,900	Year End Roll	12/11/2014
2014	104	FV	56,800	5300	4,500.	205,400	267,500	267,500	Year End Roll	12/16/2013
2013	104	FV	59,100	5300	4,500.	195,400	259,800	259,800		12/13/2012

PRINT

Date	Time
12/10/20	18:40:01

LAST REV

Date	Time
03/11/20	11:09:31
apro	
3405	

USER DEFINED

Prior Id # 1:	27848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSATO ROSE M/T	33565-163		8/30/2001		490,000	No	No		
GIURLEO FRANCES	21939-377		4/14/1992		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2013	739	New Wind	2,450	C				
4/4/2013	486	Re-Roof	9,995	C				
2/10/1999	64	Manual	2,100					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/30/2014	External Ins	PC	PHIL C
6/19/2013	Info Fm Prmt	EMK	Ellen K
4/21/2009	Measured	163	PATRIOT
1/4/2001	Other Change	PM	Peter M
4/15/2000	Missed Appt.	264	PATRIOT
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	X - Restricted	80.	%
Special:			%
Override:			%
	Total:	86.2	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09062099
Const Adj.:	0.98980200
Adj $ / SQ:	183.515
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	638234
Depreciation:	550158
Depreciated Total:	88076

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

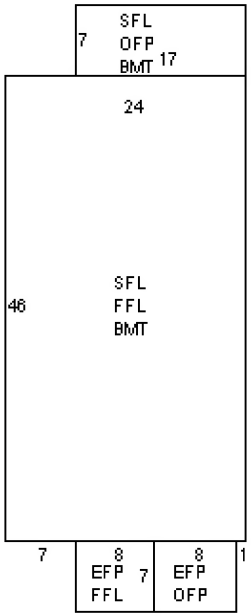
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.51
Special Features:	0	Val/Su Net:	22.63
Final Total:	88100	Val/Su SzAd	36.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,223	72.950	89,214
SFL	Second Floor	1,223	183.510	224,439
FFL	First Floor	1,160	183.510	212,877
OFP	Open Porch	175	25.660	4,491
EFP	Enclos Porch	112	51.010	5,713

Net Sketched Area:	3,893	Total:	536,734
Size Ad	2383	Gross Are	3893	FinArea	2995
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1923	20.95	T	40	114			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300